

CITY OF MUSKEGON  
HISTORIC DISTRICT COMMISSION  
REGULAR MEETING  
MINUTES

August 5, 2003

The meeting was called to order at 4:00 p.m. by Chairperson, D. Chambers.

MEMBERS PRESENT: D. Chambers, J. Hilt, L. Spataro, A. Medema, T. Bosma, T. Russo, L. Cole

MEMBERS ABSENT: None.

STAFF PRESENT: B. Lazor, H.Griffith

OTHERS PRESENT: R. & B. Winegar, 148 Campus; D. Carson, 1222 Peck; E. Johnson, 1534 Clinton; R. Cowdery, 1337 Peck; D. Beach, 391 W Webster; B. Kordecki, 523 W Clay; K. Yeck, 1772 Jefferson; J. Irving, 143 Strong.

**APPROVAL OF MINUTES**

A motion to approve the regular meeting minutes of on July 1, 2003 and Special Meeting on July 22, 2003 was made by J. Hilt, supported by T. Bosma and unanimously approved.

A. Medema arrived at 4:02 p.m.

**NEW BUSINESS/PUBLIC HEARINGS**

Case 2003-45: Request to Install Vinyl Railings on Front Steps and Rear Deck. Applicant: Roy Winegar (Barbara Klingenmeyer-Winegar) 148 Campus Ave. District: Campus Class: A. B. Lazor presented the staff report. The applicant wishes to install vinyl railings on the front steps and on the rear deck of this home. The applicant has submitted a picture of the type of railing she wishes to use. The spindles are a fluted design. FYI – the applicant applied for and received a staff approval last fall to remove the front steps and metal railings. The applicant has replaced the steps but is coming for the change to the railing. Staff recommends approval of the request and to allow the installation of the new railings. The new railings will be replacing the rotten wood on the deck and the will finish off the look of the front of the house. Applicant is reminded to obtain all necessary permits.

L. Spataro arrived at 4:03 p.m.

A motion that the installation of the vinyl railings be approved per submitted detail, was made by L. Cole, supported by T. Bosma and approved with L. Spataro abstaining.

Case 2003-47: Request to Approve Installed 2” Board on Greenhouse. Applicant: Debra Carson, 1222 Peck St. District: McLaughlin Class: A. B. Lazor presented the staff report. The applicant

requested approval of an already installed 8" board located along the lower portion of the greenhouse. After a site visit, applicant received staff approval for the replacement of the deteriorated vertical boards. Inspections indicated that an 8" board must be placed along the ground to prevent the vertical boards from rotting. Staff recommends to approve the already installed board because it will help to prevent deterioration of the new wood. The board does not deter from the historic look of the building.

L. Spataro stated that this isn't noticeable.

A motion that the already installed 8" board be approved, was made by L. Spataro, supported by T. Russo and unanimously approved.

Case 2003-48: Request to Remove and Install New Side Porch. Applicant: Eric Johnson, 1534 Clinton St. District: Clinton-Peck Class: A. B. Lazor presented the staff report. The applicant wishes to remove an existing porch that is set back from the current wall. The applicant states that the new porch will be installed in the same location. The construction will include new foundation, framing, insulation, interior finishes and wood siding. Applicant states the porch is not visible from the street and is screened by landscaping and a fence. Staff recommends approval of the request. The new design for the porch does not appear to have a detrimental impact on the architecture of the home. The new design will bring the porch wall to be in line with the rest of the outside wall. The applicant states that wood siding will match what is there so once finished, the new wall should match the rest of the building. Even though the windows will be removed from the porch it does not appear to make a detrimental impact on the architecture of the house. Applicant is reminded to obtain all necessary permits.

L. Spataro asked if the foundation would be the stone cut cinder block. E. Johnson stated that since that area is blocked from view, he would be using the normal cinder block.

A motion that the construction of the expanded porch be approved per submitted details, was made by T. Russo, supported by J. Hilt and unanimously approved.

Case 2003-49: Request to Repair or Replace Hidden Gutter System. Applicant: Derek Van Meurs, 1665 Jefferson St. District: Jefferson Class: AA. B. Lazor presented the staff report. The applicant states that the South West corner of the sunroom roof has sustained water damage from the failed hidden gutter system. There are two possible scenarios involved in this project. In summation the first one is to repair the gutter system and the second is to cover over the broken system. Please see applicants' description or work. Staff recommends approval of the request. The applicant is trying to repair the structure to original specifications. If he cannot repair the gutter system then he will cover it over to match what is on the front porch. The roof is not readily visible from the street and the applicant states that replacement materials are readily available, therefore staff recommends approval of the request. Applicant is reminded to obtain all necessary permits.

T. Bosma asked if there would be a gutter system installed. B. Lazor stated the applicant hadn't specified. T. Bosma stated that he would concur with the contractor's suggestion of using 1/2" osb and apply .060 EPDM Rubber for the roofing.

A motion that the investigation and appropriate reconstruction of the sunroom as determined be approved per submitted details with the following condition: All detail present on the sunroom if

removed, must be replaced with comparable material if not original, was made by L. Cole, supported by L. Spataro and unanimously approved.

Case 2003-51: Request to Install Sign. Applicant: Elizabeth Sherman (Roy Cowdery) 1337 Peck St. District: McLaughlin Class: A. B. Lazor presented the staff report. The applicant wishes to install a 3'X5' double faced wooden hanging sign from the front porch. ceiling. The background of the sign is white while the letters are black and the sign outline is red. FYI: The sign has zoning approval. The sign seems to be in proportion to the size of the building and the colors appear to compliment the house, therefore staff recommends approval.

L. Spataro asked if the proposed sign would meet the zoning guidelines. B. Lazor stated that zoning had no problem with the sign. T. Bosma asked if the sign would be 3' or 30". He felt that 30" would be more appropriate. R. Cowdery stated that it would be 30".

A motion that the installation of the 30" X 60" double faced wooden hanging sign by approved per submitted details, was made by T. Bosma, supported by J. Hilt and unanimously approved.

Case 2003-52: Request to Install Vinyl Windows. Applicant: Temple B'nai Israel (Don Beach) 391 W. Webster. District: Houston Class: AA. B. Lazor presented the staff report. The applicant wishes to remove three windows in the lower front of the building. Applicant wishes to replace the widows with three double hung thermo pane vinyl windows. Applicant states that sashes will match existing. Block 336 (bounded by 4<sup>th</sup> – Webster – 5<sup>th</sup> – Muskegon) was changed from a single A designation to a Double AA designation in 1994. This was apparently because of the proposed infill development starting to occur in the area. Maps were never changed, and the block has apparently been administered as if it were a single A. The difference with the two standards, in general, is the type of material allowed in restoration. Single A allows for other than fully compatible materials to be used while double AA generally does not. Staff is asking the HDC to decide whether to return the block back to single A (to match the maps) or to start enforcing the double AA standards enacted in 1994.

L. Spataro suggested discussing the A and AA classifications at a later meeting. He doesn't feel that the proposed windows would be much different than what is there. D. Beach gave a description of the work that would be done.

A motion that the installation of the three vinyl double hung windows be approved per submitted details, was made by T. Russo, supported by L. Spataro and unanimously approved.

Case 2003-54: Request to Expand Driveway and Install A/C Pipe Screening. Applicant: Michelle Archambault or Kathryn Jensen, 523 W. Clay Ave. District: National Register Class: AA. B. Lazor presented the staff report. Applicant has installed an A/C unit on the 6<sup>th</sup> street side of the house. The pipes extend from the unit to the second floor. Bushes will be planted around the A/C unit to screen it. The applicant wishes to cover the pipes up with a trellis and climbing plants. The applicant also wishes to add 3ft onto the width of the driveway using gray cobblestones. The applicant plans to conceal the lines as much as possible. Applicant indicated to staff that in the future they were looking into removing the asphalt siding and may be refinishing or replacing the siding underneath. Staff recommends painting the pipes now if possible to hide them behind the trellis and plant material. Staff also recommends that the applicants hide the pipes behind the siding if it is replaced in the future. The applicant is not altering the structure of the building and all work can be removed in the future if needed, therefore staff recommends approval. Applicant is reminded to obtain all necessary permits.

D. Chambers stated that this was installed in a very secluded area of the house.

A motion that the installation of the trellis, painting of the pipes and installation of the cobblestone be approved per submitted details with the following condition: All new exterior changes must come before the commission unless it can be handled by a staff approval, was made by J. Hilt, supported by T. Bosma and unanimously approved.

## **WALK-ON**

Case 2003-55: Request to Repair Rear Porch. Applicant: Kevin C. Yeck, 1772 Jefferson St. District: Jefferson Class: AA. B. Lazor presented the staff report. The applicant wishes to rebuild the rear porch of this house. He plans on 'sistering' in 2"X12" boards on each side of the beams. Applicant plans on putting on tongue and groove boards on the floor to match originals. Handrails need to be added down the back steps per Inspection Department. The applicant plans on using round spindles. The applicant will install new foundations that would not be readily visible. Finally, the applicant wishes to install tongue and grooved skirting around the porch to match original look and to replace the posts of the porch. The applicant wishes to make the porch usable and restore the look of it. The suggested changes and additions appear to be in keeping with the look of the building therefore staff recommends approval as long as the skirting and the railing conforms to the HDC guidelines. Staff reminds applicant to obtain all necessary permits.

K. Yeck gave a description of the work that would be done to save the rear porch. L. Spataro asked if he would have footings. K. Yeck stated that he would. T. Bosma asked if this had been submitted to the Building Department. K. Yeck stated that HDC approval was the first step and then he would obtain the permit.

A motion that the reconstruction of the rear porch be approved per submitted details with the following conditions: 1) The skirting and railing should conform to the supplied HDC guidelines. 2) All necessary building permits are obtained, was made by L. Spataro, supported by T. Russo and unanimously approved.

Case 2003-56: Request to Install Double Hung French Doors to the Rear of the Home. Applicant: Jan Irving, 146 Strong, District: Campus; Class: A. The applicant provided the commission members with pictures of the home and the area that she would like to install the doors. She would also like to install a deck.

J. Irving stated that the entire sidewalk and pavement will have to be removed and the ground would be graded away from the house. Cracks in the foundation would be filled and a special type of paint coating, from what she understands is a coating resembling stucco would be placed on the South and the East side walls. L. Spataro indicated that the basement project would fall under maintenance and would not necessarily need HDC approval unless the applicant radically alters the location of the driveway or type of materials.

L. Spataro asked what kind of steps would be used until the deck is in place. A door that would be in the proposed location would require some form of steps. J. Irving stated that she would have some wood steps until the deck could be placed there.

T. Russo left at 4:43 p.m.

A motion that the installation of double hung French doors to the rear of the home contingent upon the application submittal of the proposed deck for the September regular meeting, was made by L. Spataro, supported by J. Hilt and unanimously approved.

### **OLD BUSINESS**

None.

### **OTHER**

Designation Update. L. Spataro and D. Chambers gave an update regarding the designation of certain buildings in the Muskegon Mall.

### **ADJOURN**

The meeting adjourned at 5:03 p.m.

hmg  
8/5/03